



## NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNS-M)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

**DATE OF NOTICE OF APPLICATION:** January 29, 2014

**LAND USE NUMBER:** LUA14-000061, ECF, MOD, VAR, SA-H

**PROJECT NAME:** Legacy Renton

**PROJECT DESCRIPTION:** The applicant is requesting Master Site Plan Review, Site Plan Review, Environmental Review, an Exception through Modification, and a Variance in order to construct a 125 guest room hotel and structured parking area. The subject property is located on the east side of Lake Washington Blvd N just north of Houser Way N at 1300 Lake Washington Blvd N. The project site totals 55,000 square feet in area and is located within the Urban Center North - 2 (UC-N2) zone. The proposed hotel would be approximately 6 stories in height. A total of 131 structured parking stalls would be provided in a four-level parking garage on the eastern portion of the site. Access is proposed via Lake Washington Blvd. The site contains critical and sensitive slopes. Additionally, the site is located in an erosion hazard area and a moderate landslide hazard area. The applicant is requesting an Exception through Modification from RMC 4-3-050 in order to construct within the critical slopes on site. In addition the applicant is requesting a Variance, from RMC 4-2-120E, in order to exceed the maximum front yard setback of five feet.

**PROJECT LOCATION:** 1300 Lake Washington Blvd. N.

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE, MITIGATED (DNS-M):** As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS-M process to give notice that a DNS-M is likely to be issued. Comment periods for the project and the proposed DNS-M are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance-Mitigated (DNS-M). A 14-day appeal period will follow the issuance of the DNS-M.

**PERMIT APPLICATION DATE:** January 17, 2014

**NOTICE OF COMPLETE APPLICATION:** January 29, 2014

**APPLICANT/PROJECT CONTACT PERSON:** TorJan Ronhovde, The Ronhovde Architects

**Permits/Review Requested:** Environmental (SEPA) Review, Modification, Variance, Hearing  
Examiner Site Plan Review

**Other Permits which may be required:** Construction, Building

**Requested Studies:** Drainage Report, Geotechnical Report, Traffic Impact Study

**Location where application may be reviewed:** Department of Community & Economic Development (CED) – Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057

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If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: Legacy Renton/LUA14-000061, ECF, MOD, VAR, SA-H

NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

TELEPHONE NO.: \_\_\_\_\_

<b>PUBLIC HEARING:</b>	Public hearing is tentatively scheduled for <b>March 25, 2014</b> before the Renton Hearing Examiner in Renton Council Chambers at 9:00 AM on the 7th floor of Renton City Hall located at 1055 South Grady Way.
<b>CONSISTENCY OVERVIEW:</b>	
<b>Zoning/Land Use:</b>	The subject site is designated <b>Commercial Neighborhood</b> on the City of Renton Comprehensive Land Use Map and <b>Urban Center North 2 (UC-N2)</b> on the City's Zoning Map.
<b>Environmental Documents that Evaluate the Proposed Project:</b>	Environmental (SEPA) Checklist
<b>Development Regulations Used For Project Mitigation:</b>	The project will be subject to the City's SEPA ordinance, <b>RMC 4-2-120E</b> and other applicable codes and regulations as appropriate.
<b>Proposed Mitigation Measures:</b>	<p>The following Mitigation Measures will likely be imposed on the proposed project. These recommended Mitigation Measures address project impacts not covered by existing codes and regulations as cited above.</p> <ul style="list-style-type: none"> <li>▪ <i>Compliance with the provided Geotechnical Report.</i></li> <li>▪ <i>Compliance with the provided Transportation Report.</i></li> </ul>

Comments on the above application must be submitted in writing to Rocale Timmons, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on February 12, 2014. This matter is also tentatively scheduled for a public hearing on March 25, 2014, at 9:00 AM, Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. If you are interested in attending the hearing, please contact the Planning Division to ensure that the hearing has not been rescheduled at (425) 430-7282. If comments cannot be submitted in writing by the date indicated above, you may still appear at the hearing and present your comments on the proposal before the Hearing Examiner. If you have questions about this proposal, or wish to be made a party of record and receive additional information by mail, please contact the project manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

**CONTACT PERSON:** Rocale Timmons, Senior Planner; Tel: (425) 430-7219; Eml: rtimmons@rentonwa.gov



PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION